



186 High Road West, Felixstowe, Suffolk, IP11 9BB

£245,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A single bay fronted THREE DOUBLE BEDROOM semi-detached house offering a GENEROUS SIZED ENCLOSED REAR GARDEN, mostly UPVC double glazed windows, gas fired central heating and a great opportunity for a FIRST TIME BUYER or INVESTOR.

The property is conveniently located under a mile from Hamilton Road's main shopping thoroughfare and train station as well as being a few minutes walk from a useful parade of shops within the Walton High Street, Felixstowe's School and bus services to the town centre and County Town of Ipswich (approximately eight miles distant).

ENTRANCE PORCH

Part glazed wooden door to:

ENTRANCE HALL

Laminate floor. Radiator. Staircase to first floor. Dado rail.

LIVING ROOM 13' 4" x 9' 10" (4.06m x 3m)

Radiator. Open fireplace with cast iron surround. Bay window to front aspect. Picture rails.

DINING ROOM 13' 3" x 10' 10" (4.04m x 3.3m)

Radiator. Window to rear aspect. Built-in under stairs cupboard. Door to:

KITCHEN 13' 3" x 8' (4.04m x 2.44m)

Tiled floor. Two windows to side aspect with a further high level window to rear aspect. Door to outside. Refitted kitchen comprising a range of eye and base level units made up of cupboards and drawers. Under counter single oven with four ring gas hob and extractor hood above. Solid oak worktops and tiled splash backs. Stainless steel one and a half bowl sink unit with single drainer. Plumbing for washing machine. Wall mounted gas fired combination boiler. Door to:

GROUND FLOOR BATHROOM

Contemporary refitted white suite comprising low level WC, vanity wash hand basin and bath unit with shower. Radiator. Part tiled walls. Window to rear aspect.

FIRST FLOOR LANDING

Loft access with drop down ladder (lighting in the loft).

BEDROOM 1 13' 4" x 11' (4.06m x 3.35m)

Radiator. Window to front aspect. Cast iron feature fireplace. Built-in cupboard.

BEDROOM 2 11' x 10' 1" (3.35m x 3.07m)

Original floorboards. Radiator. Window to rear aspect. Built-in cupboard.

BEDROOM 3 13' 3" x 8' (4.04m x 2.44m)

Original floorboards. Radiator. Window to rear aspect. Original cast iron feature fireplace.

OUTSIDE

To the front of the property a quarry tiled path leads to the front entrance, the front garden is laid to shingle with a dwarf red brick wall to the front boundary. Pedestrian side access down the west side of the property.

The rear garden is fully enclosed by panelled fencing and there is a shingle area to the immediate rear leading up to the main garden area which is mainly laid to lawn, with shrubs, plants and flower borders either side which adjoins a sandstone patio seating area. The back end of the garden has previously been utilised as a vegetable patch and there are currently two garden sheds which will remain. Outside tap

ENERGY PERFORMANCE CERTIFICATE

Current EPC rating E(45) with potential of B (86) valid until 23rd March 2026

COUNCIL TAX BAND

B

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.



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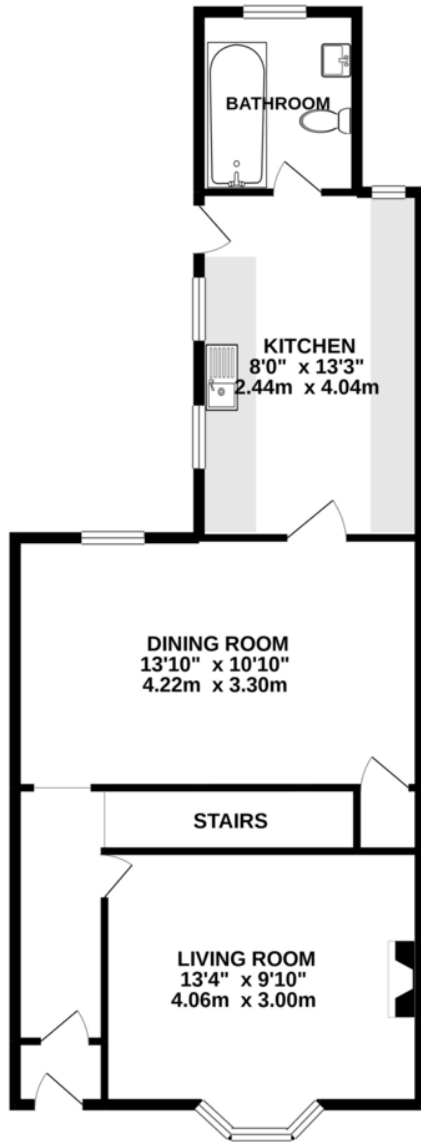


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GROUND FLOOR



1ST FLOOR

